



Thorndene Main Road, Icklesham, Winchelsea, East Sussex, TN36 4BS
Price Range £300,000 to £325,000 £300,000 - Freehold

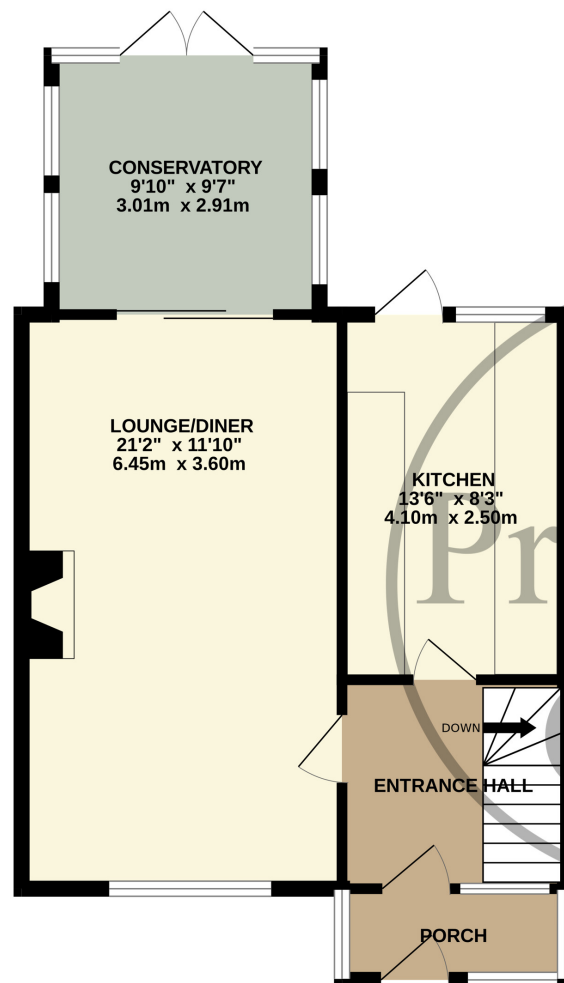




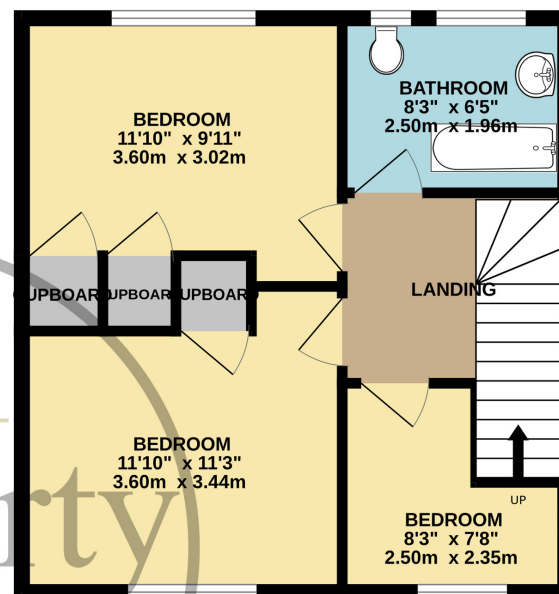
Although requiring some cosmetic updating this three bedroom semi detached house offers good size accommodation and great potential. Located in the village of Ickelsham and tucked down a private lane off the main road, the property has accommodation arranged as; on the ground floor, entrance porch, hallway, galley kitchen with door to rear garden, good size lounge/diner and conservatory over looking the rear garden. On the first floor are three bedrooms, two doubles and one single, and a family bathroom. You approach the property via a mature front garden with side access that leads to an equally mature lawned rear garden with gated rear access, patio area and 2 sheds. To the front of the property there is parking for up to 3 cars. Additional benefits include double glazing and gas central heating. As previously stated the property does require some updating but offers fantastic potential so an internal viewing is highly recommended and can be arranged by calling our Bexhill sales office on 01424 224488.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



3 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedrooms: 3
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2572.81
Parking Types: Driveway. Off Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (57)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC. FTTP.
Accessibility Types: Lateral living. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





- Semi Detached House
 - Village Location
 - Three Bedrooms
- First Floor Bathroom
 - Lounge/Diner

- Conservatory & Private Garden
 - Tucked off the main road
 - Off Road Parking For 3 Cars
- Double Glazing & Gas Central Heating
 - Requires Cosmetic Updating